

EXHIBIT B – CONDITIONS
DRC2015-00071 – J. TenBroeck, Inc.

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes grading on slopes over 20% and the construction of a 2,415 square foot, three level single family residence with a 460 square foot garage and approximately 200 square feet of deck area (subject to approval of construction permits). The proposed project will result in the disturbance of the entire 2,431 square foot vacant parcel.
2. Maximum height shall not exceed 28 feet (as measured from average natural grade and verified by a licensed land surveyor).

Conditions required to be completed at the time of application for construction permits

3. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
4. **At the time of application for construction permits**, all plans and engineering drawings shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet “conventional construction” as defined by the current building code.

Site Development

5. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, and architectural elevations.
6. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
7. **At the time of application for construction permits**, a landscaping plan shall be submitted, and shall consist of native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat.

Fire Safety

8. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

Services

9. **At the time of application for construction permits**, the applicant shall provide confirmation of water availability letter from County Service Area 10 (Cayucos Water) to service the new residence.

10. **At the time of application for construction permits**, the applicant shall provide confirmation of sewer availability letter from Cayucos Sanitary District to service the new residence.

Storm Water Control Plan

11. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
12. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.

Grading, Drainage, Sedimentation and Erosion Control

13. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
14. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036.
15. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.

Access and Improvements

16. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Street plan and profile for widening Shearer Road to complete the project side of an A-1 rural road section.
 - b. Site access driveway approach in accordance with County Public Improvement Standard B-1 drawing for rural roadways.
 - c. Drainage ditches, culverts, and other structures (if drainage calculations require).

Conditions to be completed prior to issuance of a construction permit

Fees

17. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Storm Water Control Plan

18. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Grading, Drainage, Sedimentation and Erosion Control

19. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.

Conditions to be completed during project construction

Building Height

20. The maximum height of the project is 28 feet (as measured from average natural grade).
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Construction

21. At all times during the construction phase, the owner shall ensure that all vehicles associated with the construction of the project are legally parked on Shearer Avenue and do not unnecessarily block access to any driveways or access to residences. Music shall be kept at a volume so that it is not audible at adjacent residences. No domestic pets are allowed on site at any time during construction.

Conditions to be completed prior to occupancy or final building inspection

Fire Safety

22. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Protection District of all required fire/life safety measures.

Services

23. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Sanitary District.

Access and Improvements

24. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

Site Development

25. **Prior to occupancy or final inspection**, landscaping shall be installed in accordance with the approved landscaping plan.
26. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

27. The property owner shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.
28. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. Time extensions must be requested in writing prior to the expiration date of the land use permit pursuant to Land Use Ordinance Section 23.02.050. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
29. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.